



CITY OF LAKE FOREST 2013-2021 HOUSING ELEMENT UPDATE

Study Session and Public Hearing
February 28, 2013

What is the Housing Element?

- One of the seven mandated elements of the General Plan
- Different from other elements: subject to detailed statutory requirements rather than guidelines and must be updated periodically
- Must be reviewed by the State Department of Housing and Community Development (HCD) for compliance
- 2013-2021 (Fifth Cycle) Housing Element

Housing Element Law

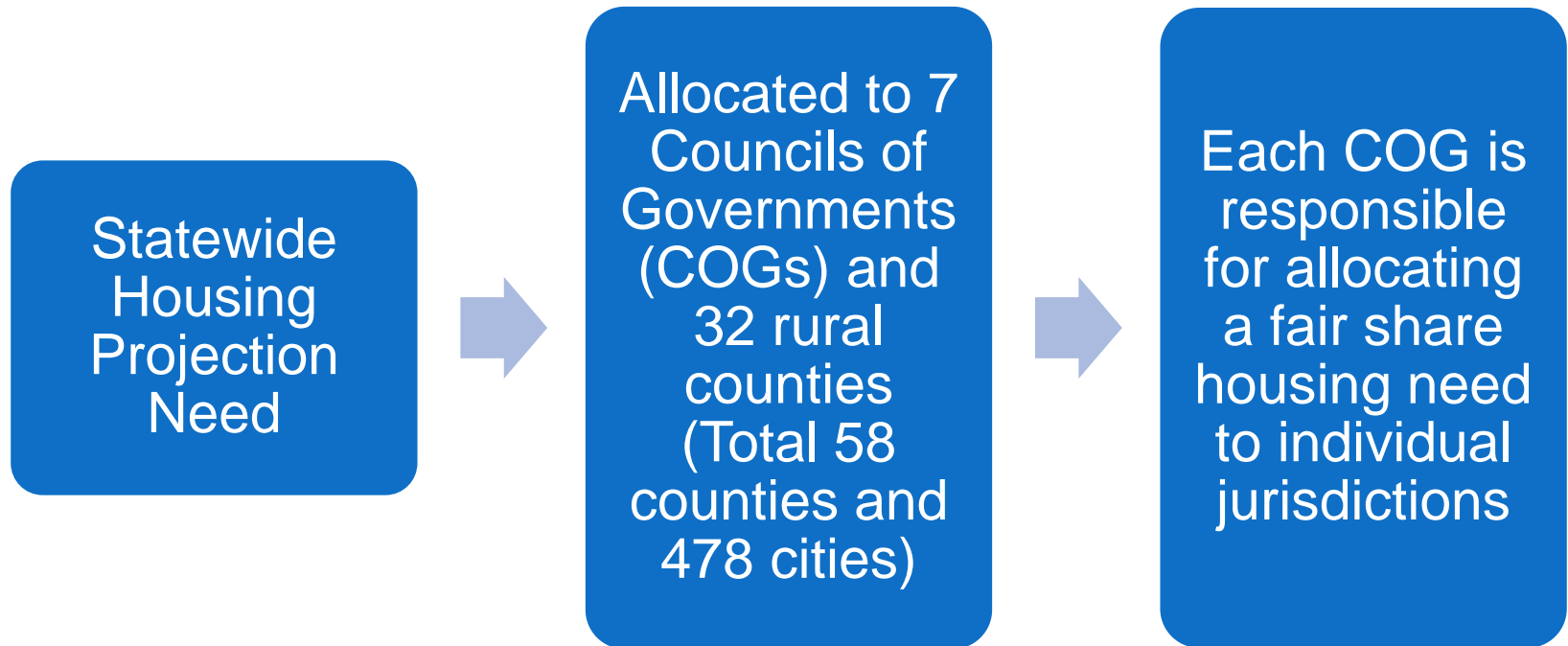
- **Government Code § 65580 et seq**
- **Assessment of Current and Future Housing Needs**
- **Adequate Sites Inventory and Analysis**
- **Analysis of Opportunities and Constraints on Housing**
- **Housing Programs to address Housing Needs**
- **Quantified Objectives for Development, Rehabilitation, and Conservation of Housing over Planning Period**

HCD Finding of Compliance

- Legally adequate General Plan
- Presumption of validity in case of laws
- Priority for housing and related funds
 - CalHFA, CalHOME, BEGIN loans
 - Proposition 1C
 - Regional transportation funds
- **Avoid penalty**
 - Four-year review instead of eight-year review if not adopted by deadline
 - Rollover of unaccommodated RHNA if adequate sites are not identified

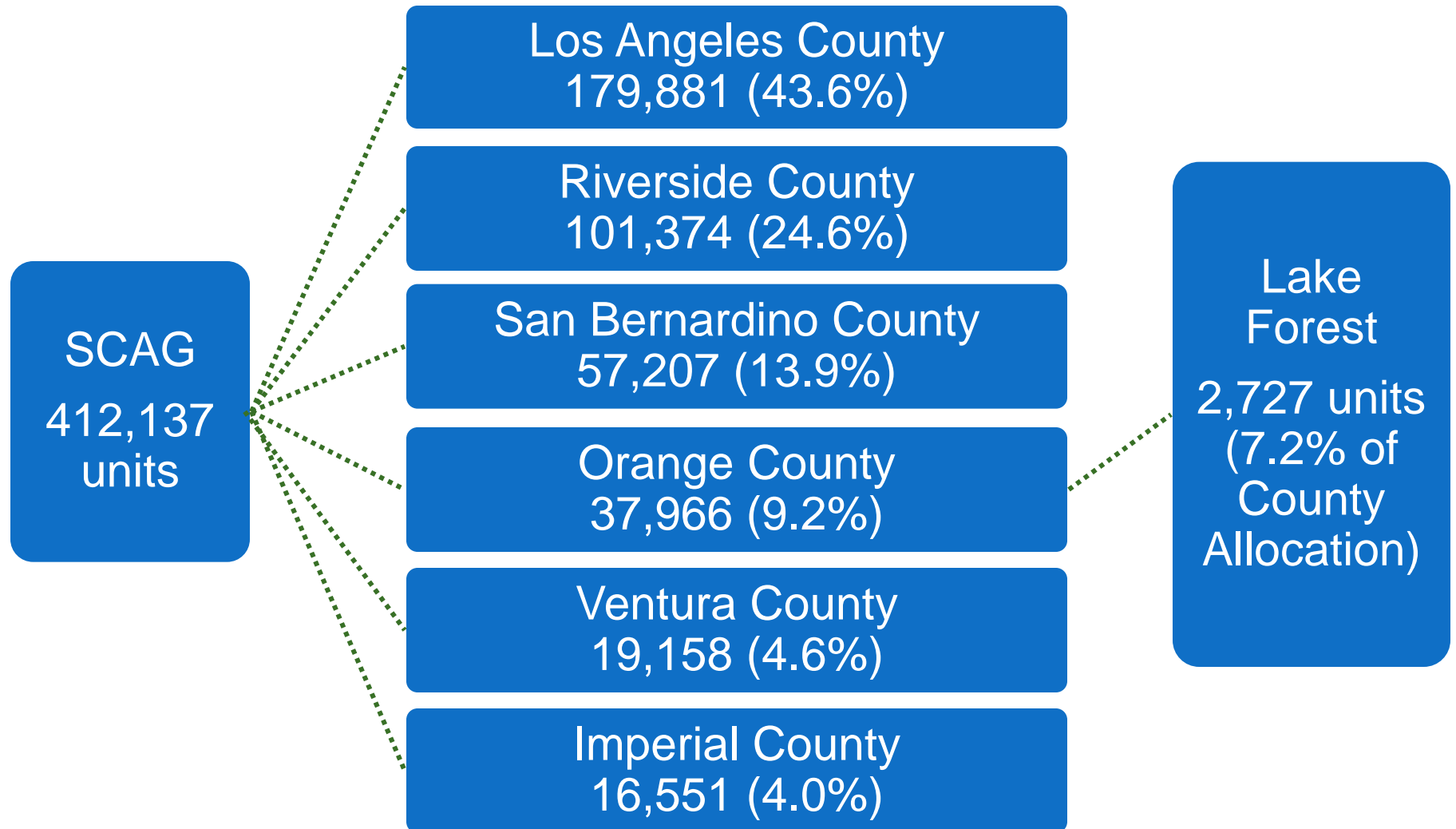


Regional Housing Needs Allocation (RHNA)



Projection and allocation process considers population, household, and housing growth; jobs/housing balance; transportation system; among other factors

RHNA for SCAG Region



Lake Forest's RHNA for 2013-2021

- City's plan to accommodate RHNA is a critical component of HCD review and certification
- Lake Forest's RHNA is 2,727 units:
 - Very Low Income 647 units
 - Low Income 450 units
 - Moderate Income 497 units
 - Above Moderate 1,133 units
- Housing Element must demonstrate site development capacity to accommodate a variety of types for all income levels
- RHNA is a planning goal, not a production goal



Major Changes

- **Comprehensive update to demographic and housing data**
- **Restructuring of housing programs to reflect limited resources**
 - Remove programs not appropriate to City
 - Consolidate programs/actions
 - Reduce level of commitments
- **Discussions to address new State laws**
 - SB 812 – housing needs of persons with developmental disabilities
 - SB 375/575 – tied to RTP; 8-yr cycle

Next Steps

- **Prepare draft Housing Element**
- **HCD/public review (60 days per HCD review round)**
- **CEQA public review period (30 days)**
- **HCD finding of “Substantial Compliance”**
- **City Council adoption of Housing Element (October 15, 2013)**
- **HCD final review period (90 days)**
- **HCD certification letter**

Questions?

- Questions and comments may be submitted to Cheryl Kuta, Planning Manager:
 - Via email at Ckuta@lakeforestca.gov
 - Via phone at (949) 461-3400
 - In person or in writing at:

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